

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformance #02012

DATE: December 23, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: January 8, 2003

PROPOSAL: Finding that a declaration of surplus property for a tract of land is in conformance with the Comprehensive Plan.

LAND AREA: 18,150 square feet, more or less.

CONCLUSION: A declaration of surplus for this property generally conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 14, 15, and 16, Block 7, Woods Brothers Country Club Park Addition.

LOCATION: South 6th and Peach Streets.

APPLICANT: Lincoln Electric System
1040 O Street
Lincoln, NE 68508
475-4211

OWNER: Same as Applicant

CONTACT: William F. Austin, Attorney
Erickson & Sederstrom, P.C.
301 South 13th Street, Ste. 400
Lincoln, NE 68508
476-1000

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Parking lot.

SURROUNDING LAND USE AND ZONING:

North:	Storage building	I-1 Industrial
South:	Railroad	I-1 Industrial
East:	Research laboratory	I-1 Industrial
West:	Railroad	I-1 Industrial

HISTORY: Prior to the 1979 zoning update, this property was zoned K Light Industrial. The update changed the zoning to I-1 Industrial.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan contemplates this property to remain Industrial.

“During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility’s operation, the process followed in making the decision, and the timing of the action.” (F 131)

UTILITIES: Utilities are available.

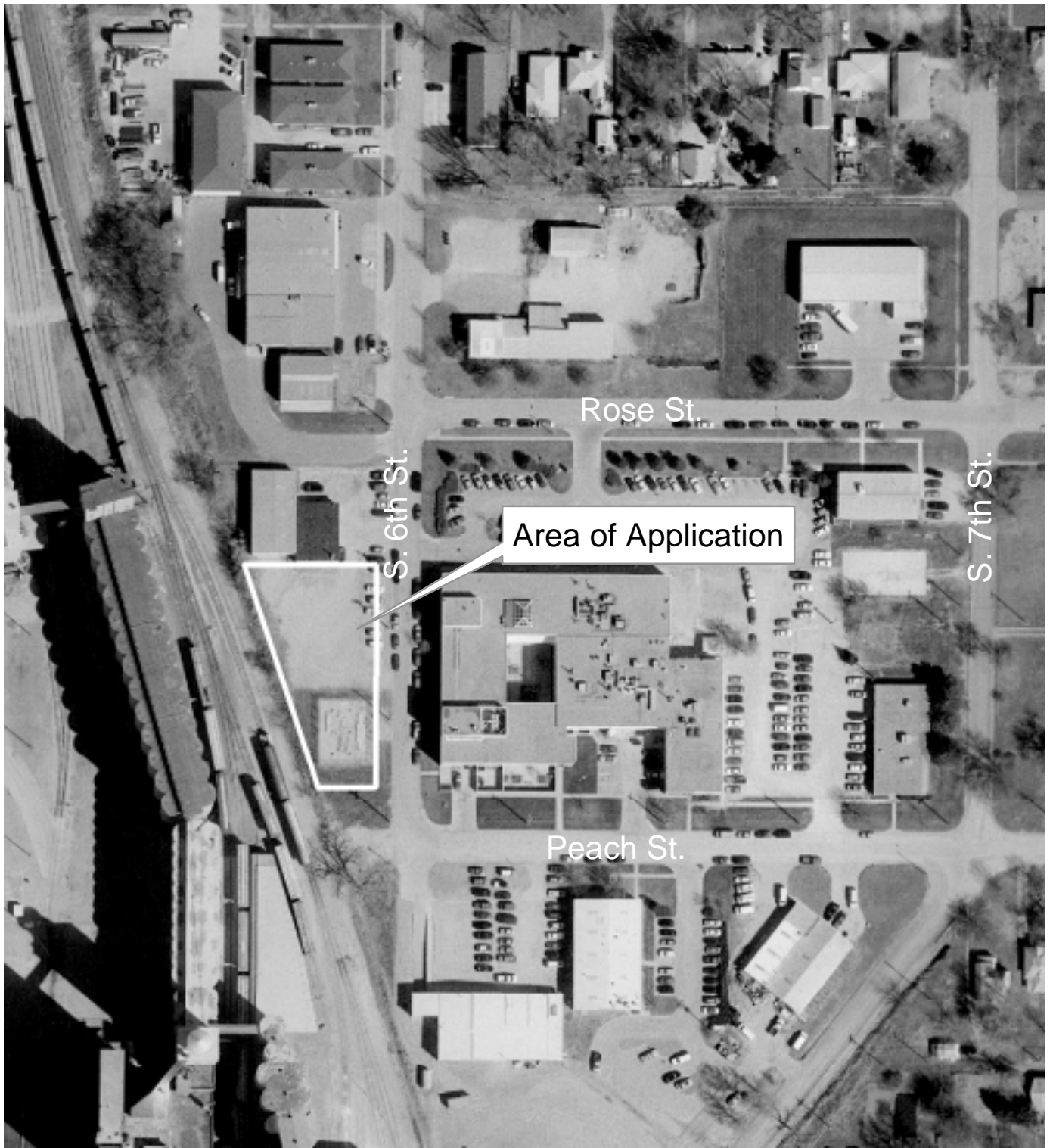
TRAFFIC ANALYSIS: According to the 2025 Comprehensive Plan, the current and future classification of both South 6th and Peach Streets is Local Street. (E 49, F103).

ANALYSIS:

1. This is a request by Lincoln Electric System to declare property generally located at South 6th and Peach Streets as surplus property.
2. The property is currently owned by Lincoln Electric System.
3. This property has been presented to the Department Director’s within the City of Lincoln and none have expressed an interest in acquiring this property.
4. Planning Department does not see a need for any special use restrictions or standards to ensure conformance with the Comprehensive Plan.

Prepared by:

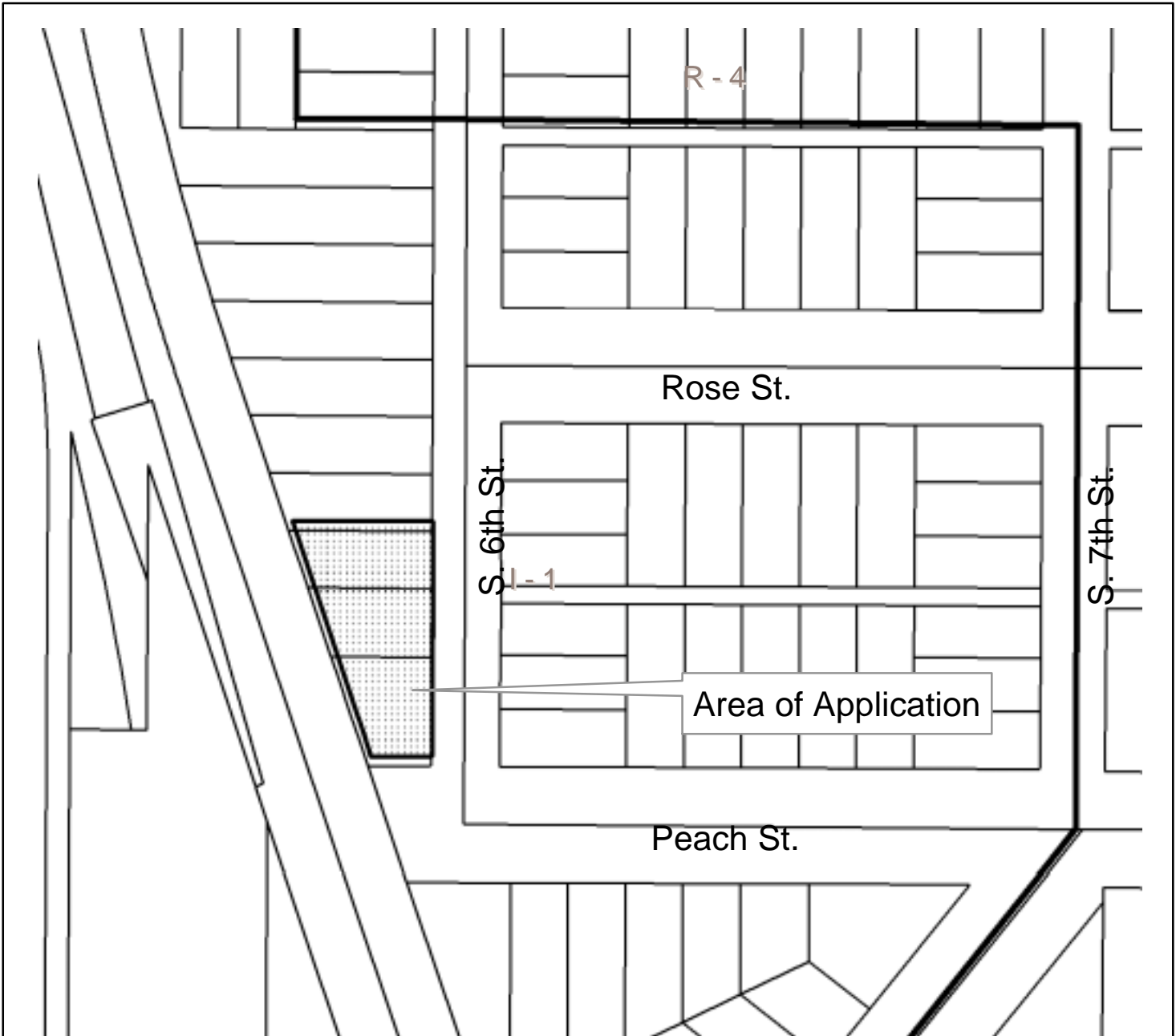
Greg Czaplewski
Planner



Comprehensive Plan Conformance #02012

S. 6th St. & Peach St.





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S. 6th St. & Peach St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 35 T10N R6E

